

**Town of Needham  
Board of Appeals**

**MINUTES**

THURSDAY, September 17, 2015 at 7:30 PM  
Charles River Room, Public Services Administration Building  
500 Dedham Avenue, Needham, Massachusetts

7:30 p.m. Pursuant to notice published at least 48 hours prior to this date, a meeting of the Needham Board of Appeals was held in the Charles River Room, Public Services Administration Building 500 Dedham Avenue, Needham, Massachusetts. Chairman, Jon D. Schneider presided and the following members were present: Howard S. Goldman, Peter Friedenbergl and Kathy Lind Berardi.

The Agenda of the meeting is attached.

Howard Goldman moved that the Board vote to approve the minutes from August 27, 2015. Second: Kathy Lind Berardi. Approved 3-0.

Howard Goldman moved that the Board vote to approve the minutes from the June 16, 2015 Executive Session as amended. Second: Kathy Lind Berardi. Approved 3-0.

Case #1 68 Pleasant Street	Continued to November 19, 2015
Case #2 146 Warren Street	Granted
Case #3 348 Manning Street	Continued to October 15, 2015
Case #4 20 Sherman Street	Continued to October 15, 2015
Case #5 0 Forest Avenue	Continued to October 15, 2015.

A summary of the discussions on each subject, a list of the documents and other exhibits used at the meeting, the decisions made and the actions taken at each meeting, including a record of all votes, are set forth in a detailed decision signed by the members voting on the subject and filed with the Town Clerk. The hearings can be viewed on the needhamchannel.org website or a DVD of the hearing is also available in the office of the Zoning Board of Appeals.

The meeting adjourned at 10:38 p.m.

Respectfully submitted,

  
Sheila Page, Administrative Specialist

TOWN OF NEEDHAM  
BOARD OF APPEALS  
AGENDA

THURSDAY, September 17, 2015 at **7:30 PM**  
Charles River Room, Public Services Administration Building  
500 Dedham Avenue, Needham, Massachusetts

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MINUTES 7:30 PM Discussion and approval of meeting minutes from August 27, 2015.

- Case #1 7:30 PM Continued from July 16, 2015 - Public notice is hereby given that Thomas Lambert, 272 Charles River Street, Needham, MA, prospective purchaser has applied to the Board of Appeals for a Special Permit under Sections 1.4.7.4, 3.2, 7.5.2 and any other applicable Sections of the By-law to demolish an existing lawful, non-conforming two-family dwelling and detached garage with a 1,183-square foot lot coverage and to construct a new two-family dwelling and detached garage with a 2,499-square foot lot coverage. The property is located at 68 Pleasant Street, Needham, MA in the Single Residence B Zoning District.
- Case #2 7:30 PM Continued from July 16, 2015 - Public notice is hereby given that 146 Warren Street LLC, 471 Hunnewell Street, Needham, MA, prospective purchaser has applied to the Board of Appeals for a Special Permit under Sections 1.4.6, 3.2, 7.5.2 and any other applicable Sections of the By-law to demolish less than 50% of an existing lawful, non-conforming two-family dwelling and existing garage with a 2,081-square foot building area and to construct an addition which will increase the building area to 3,098-square feet on a 9,182.43-square foot lot. The property is located at 146 Warren Street, Needham, MA, in the Single Residence B Zoning District.
- Case #3 8:15 PM Public notice is hereby given that John and Neila Whitbeck, 34 Meadowbrook Road, Needham, MA, owners, have applied to the Board of Appeals for a Special Permit under Sections 1.4.7.4, 3.2, 7.5.2 and any other applicable Sections of the By-law to demolish an existing lawful, non-conforming two-family dwelling and detached garage; and to construct a new two-family dwelling with a 2,496-square-foot footprint. The property is located at 348 Manning Street and 34 Parkinson Street, Needham, MA in the Single Residence B Zoning District. Upon said notice, a public hearing will be held in the Charles River Room, Public Services Administration Building, 500 Dedham Avenue, Needham, MA, on Thursday, September 17, 2015 at 8:15 p.m. at which time and place all persons interested may appear and be heard.
- Case #4 8:45 PM Public notice is hereby given that Aaron Heesch and Allison Latt Heesch, 300 Second Avenue, Needham, MA, owners, have applied to the Board of Appeals for a Special Permit under Sections 1.4.7.4, 3.2, 7.5.2 and any other applicable Sections of the By-law to demolish an existing lawful, non-conforming two-family dwelling and detached outbuilding; and to construct a new two-family dwelling with a 1,800-square-foot footprint. The property is located at 20 Sherman Street, Needham, MA in the Single Residence B Zoning District. Upon said notice, a public hearing will be held in the Charles River Room, Public Services Administration Building, 500 Dedham Avenue, Needham, MA, on Thursday, September 17, 2015 at 8:45 p.m. at which time and place all persons interested may appear and be heard.
- Case # 5 9:00 PM Public notice is hereby given that the Wellesley Country Club, 300 Wellesley Avenue, Wellesley, MA, owner, has applied to the Board of Appeals for a Special Permit under Sections 1.4.6, 7.5.2 and any other applicable Sections of the By-law to alter the pre-existing non-conforming golf course to construct six "short course" holes along the Needham/Wellesley town line off of Brookside Road on the existing Wellesley Country Club property. The property is located at 0 Forest Street, Needham, MA in the Single Residence A Zoning District. Upon said notice, a public hearing will be held in the Charles River Room, Public Services Administration Building, 500 Dedham Avenue, Needham, MA, on Thursday, September 17, 2015 at 9:00 p.m. at which time and place all persons interested may appear and be heard.